

# PIONEER PLAZA



**FOR LEASE ▶ SPRINGFIELD, OR**

## LOCATION

1805-1891 E Pioneer Parkway, Springfield, OR

## AVAILABLE SPACE

- 3,809 SF former Shari's building, or Shari's Pad Site available for Ground Lease.
- Drive-up ATM opportunity

## RENTAL RATE

Please contact brokers for details

## TRAFFIC COUNTS

Pioneer Parkway – 15,493 ADT ('22)

Q Street – 9,972 ADT ('22)

I-105 (Hwy 126) – 60,396 ADT ('22)

## HIGHLIGHTS

- Pioneer Plaza is a well-established shopping center (96,027 SF), anchored by Safeway.
- Located on a high traffic corner with excellent visibility from Pioneer Parkway, Q Street and I-105.
- Abundant on-site parking.
- Co-tenants include: The UPS Store, Oishii Sushi, Great Clips, Jack in the Box and Lakefield Veterinary Group.



**AVAILABLE NOW!**

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1805-1891 PIONEER PKWY E  
SPRINGFIELD, OR

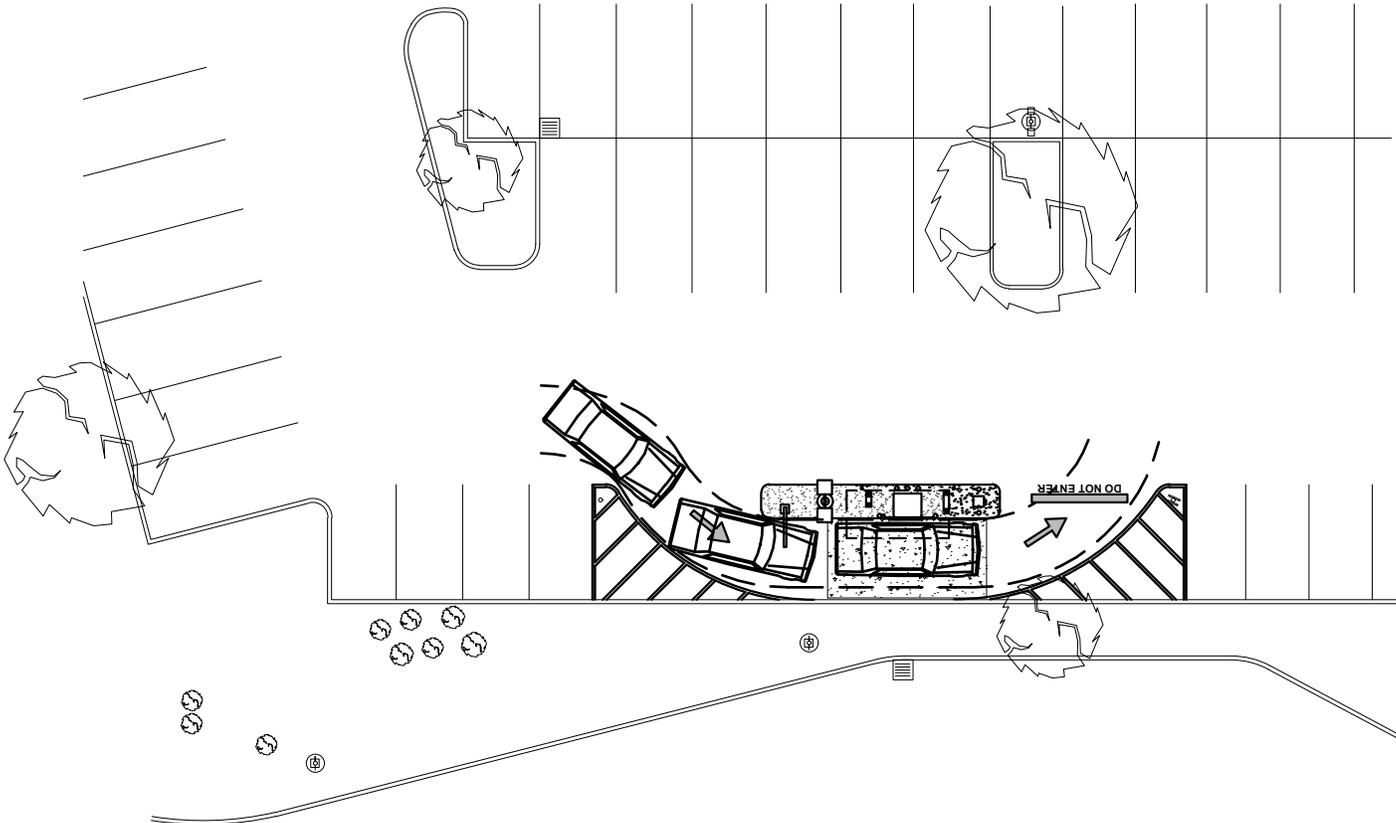
## IMAGES



# PIONEER PLAZA 1805-1891 PIONEER PKWY E

## ATM PHOTOS + KEY PLAN

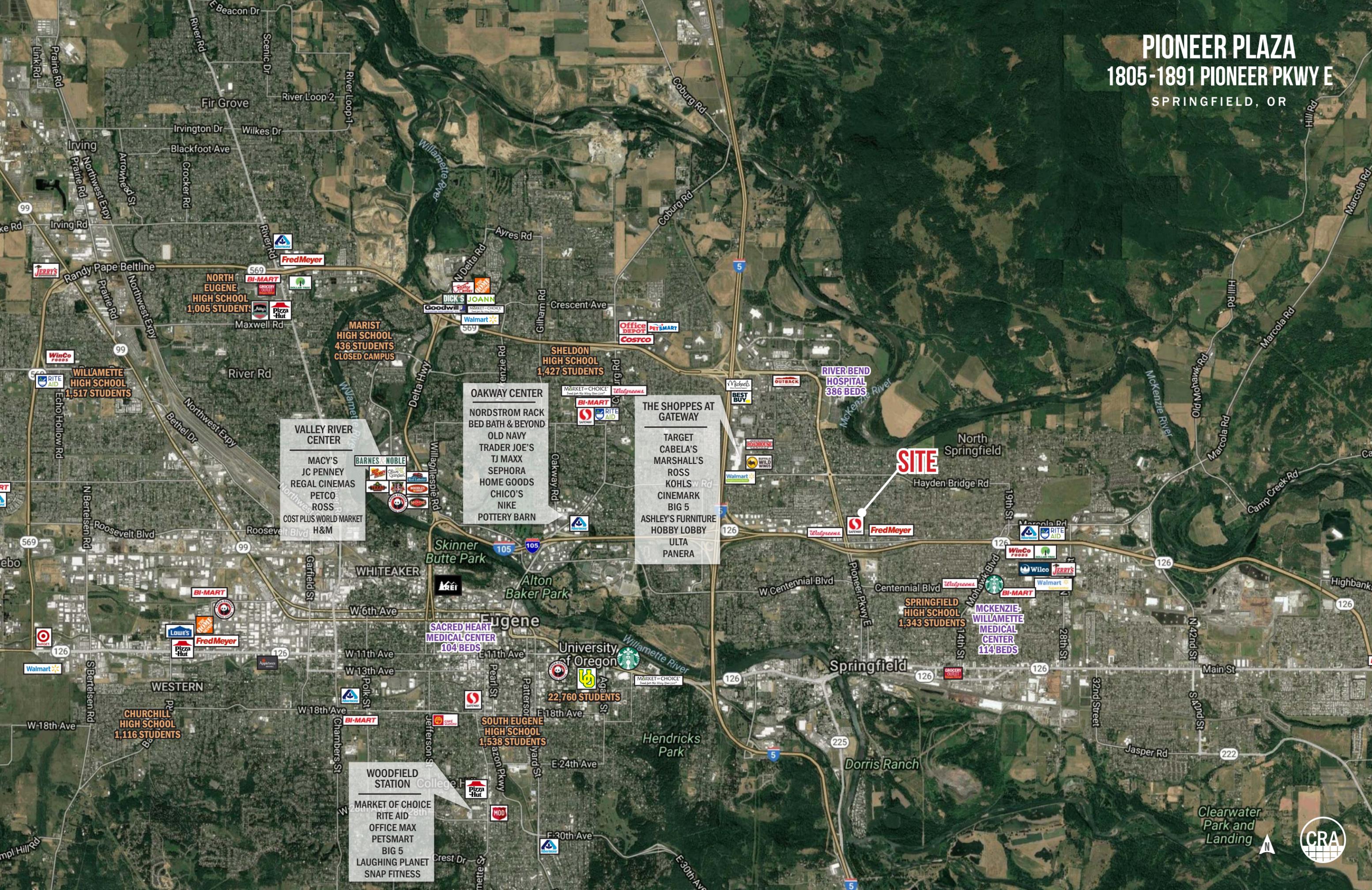
SPRINGFIELD, OR



# PIONEER PLAZA

## 1805-1891 PIONEER PKWY E

SPRINGFIELD, OR



**VALLEY RIVER CENTER**

- MACY'S
- JC PENNEY
- REGAL CINEMAS
- PETCO
- ROSS
- COST PLUS WORLD MARKET
- H&M

**OAKWAY CENTER**

- NORDSTROM RACK
- BED BATH & BEYOND
- OLD NAVY
- TRADER JOE'S
- TJ MAXX
- SEPHORA
- HOME GOODS
- CHICO'S
- NIKE
- POTTERY BARN

**THE SHOPPES AT GATEWAY**

- TARGET
- CABELA'S
- MARSHALL'S
- ROSS
- KOHL'S
- CINEMARK
- BIG 5
- ASHLEY'S FURNITURE
- HOBBY LOBBY
- ULTA
- PANERA

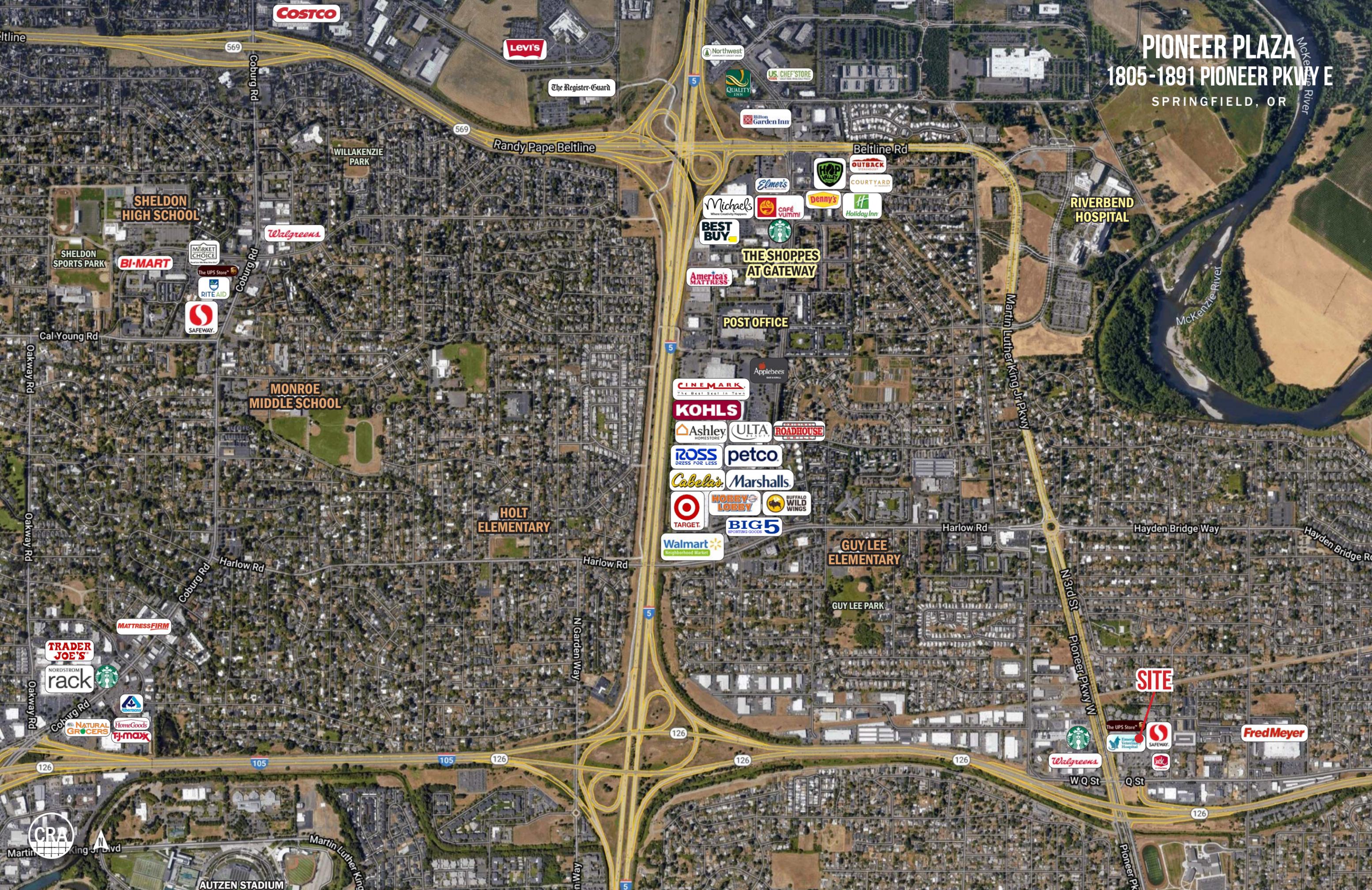
**WOODFIELD STATION**

- MARKET OF CHOICE
- RITE AID
- OFFICE MAX
- PETSMART
- BIG 5
- LAUGHING PLANET
- SNAP FITNESS



# PIONEER PLAZA

1805-1891 PIONEER PKWY E  
SPRINGFIELD, OR



Costco

Levi's

The Register-Guard

Northwest

QUALITY INN

US CHEF STORE

Hilton Garden Inn

Randy Pape Beltline

Beltline Rd

SHELDON HIGH SCHOOL

WILLAKENZIE PARK

RIVERBEND HOSPITAL

Walgreens

BEST BUY

America's MATTRESS

THE SHOPPES AT GATEWAY

POST OFFICE

MARKET CHOICE

RITE AID

SAFeway

MONROE MIDDLE SCHOOL

5

CINEMARK

KOHL'S

Ashley HOMESTORE

ULTA BEAUTY

ROADHOUSE

ROSS DRESS FOR LESS

petco

Cabela's

Marshalls

TARGET

HOBBY LOBBY

BUFFALO WILD WINGS

BIG 5 SPORTING GOODS

Walmart Neighborhood Market

5

HOLT ELEMENTARY

GUY LEE ELEMENTARY

Harlow Rd

Hayden Bridge Way

Harlow Rd

Harlow Rd

N Garden Way

N 1st St  
Pioneer Pkwy W

MATTRESS FIRM

TRADER JOE'S

NORDSTROM

rack

NATURAL GROCERS

HomeGoods

tj-max

SITE

The UPS Store

SAFeway

Fred Meyer

Walgreens

W Q St

Q St

126

CRA

AUTZEN STADIUM

Martin Luther King Jr Blvd

in Way

Pioneer Pkwy

**SITE PLAN**

**PIONEER PLAZA**  
**1805-1891 PIONEER PKWY E**  
 SPRINGFIELD, OR

| SUITE     | TENANT                               | SQ FT  |
|-----------|--------------------------------------|--------|
| 1807      | Available                            | 3,809  |
| 1811      | Bizzy Jeans Donuts                   | 1,392  |
| 1813      | Pro Nails                            | 1,040  |
| 1815      | Chicken Bonz                         | 1,800  |
| 1817      | Oishii Sushi                         | 3,600  |
| 1821/1829 | Lakefield Veterinary Group           | 12,478 |
| 1833      | All American Pet Supplies & Grooming | 1,720  |
| 1835      | Naya's Taqueria                      | 1,400  |
| 1839      | Six Star Foot Massage                | 1,400  |
| 1843      | Mox Valley Games                     | 1,960  |
| 1847      | Misun Kang, DMD                      | 1,960  |
| 1853      | Cosmo Prof Beauty Supply             | 2,376  |
| 1859      | Dragon Vine                          | 3,926  |
| 1863      | The UPS Store                        | 1,400  |
| 1869      | Jazzie's Deli                        | 1,400  |
| 1871      | Video Game Headquarters              | 2,240  |
| 1873      | Great Clips                          | 1,120  |
| 1879      | Claw City Party Rooms                | 1,120  |
| 1883      | Claw City Arcade                     | 1,388  |
| 1887      | Cigarettes For Less                  | 1,479  |
| 1891      | Safeway                              | 47,019 |
|           | ATM                                  |        |

- AVAILABLE
- OCCUPIED



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



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SPRINGFIELD, OR

## DEMOGRAPHIC SUMMARY

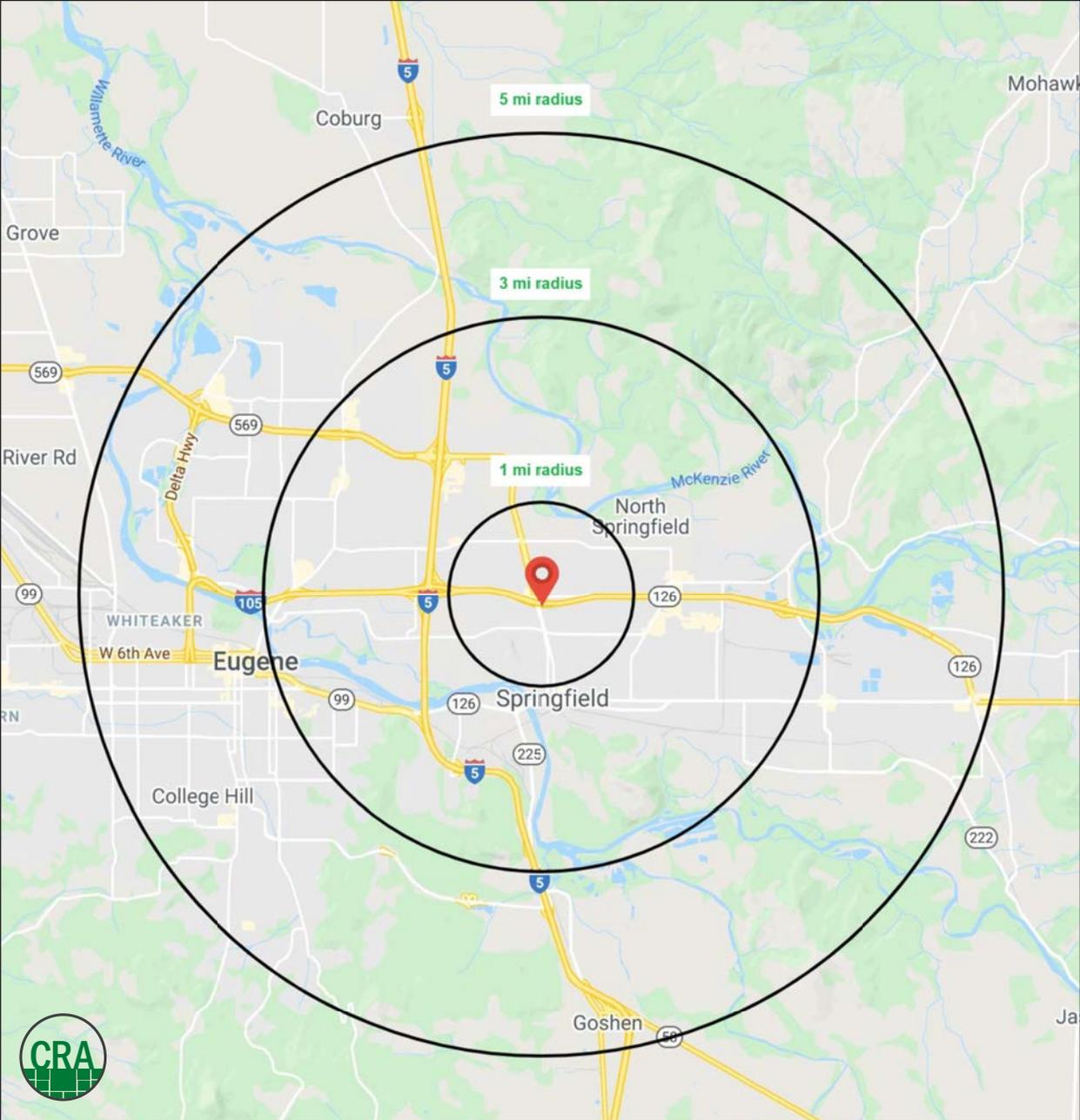
| Source: Regis - SitesUSA (2025) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025       | 18,390    | 76,020    | 167,254   |
| Estimated Households            | 7,712     | 30,724    | 72,397    |
| Average HH Income               | \$78,243  | \$90,927  | \$92,707  |
| Median Home Value               | \$360,721 | \$422,855 | \$462,266 |
| Daytime Demographics 16+        | 9,046     | 59,064    | 136,050   |

**\$90,927**

Average Household Income  
3 MILE RADIUS

**37.6**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.0634/-123.024

| <b>Pioneer Plaza<br/>Springfield, OR 97477</b>        | <b>1 mi<br/>radius</b> | <b>3 mi<br/>radius</b> | <b>5 mi<br/>radius</b> |
|---|------------------------|------------------------|------------------------|
| <b>Population</b>                                     |                        |                        |                        |
| 2025 Estimated Population                             | 18,390                 | 76,020                 | 167,254                |
| 2030 Projected Population                             | 17,870                 | 74,405                 | 166,575                |
| 2020 Census Population                                | 19,119                 | 76,580                 | 164,795                |
| 2010 Census Population                                | 18,540                 | 69,443                 | 150,233                |
| Projected Annual Growth 2025 to 2030                  | -0.6%                  | -0.4%                  | -                      |
| Historical Annual Growth 2010 to 2025                 | -                      | 0.6%                   | 0.8%                   |
| 2025 Median Age                                       | 37.6                   | 36.4                   | 36.8                   |
| <b>Households</b>                                     |                        |                        |                        |
| 2025 Estimated Households                             | 7,712                  | 30,724                 | 72,397                 |
| 2030 Projected Households                             | 7,639                  | 30,716                 | 74,079                 |
| 2020 Census Households                                | 7,927                  | 30,653                 | 70,587                 |
| 2010 Census Households                                | 7,664                  | 27,989                 | 64,322                 |
| Projected Annual Growth 2025 to 2030                  | -0.2%                  | -                      | 0.5%                   |
| Historical Annual Growth 2010 to 2025                 | -                      | 0.7%                   | 0.8%                   |
| <b>Race and Ethnicity</b>                             |                        |                        |                        |
| 2025 Estimated White                                  | 80.8%                  | 80.4%                  | 81.1%                  |
| 2025 Estimated Black or African American              | 1.6%                   | 1.7%                   | 1.7%                   |
| 2025 Estimated Asian or Pacific Islander              | 3.0%                   | 4.5%                   | 4.6%                   |
| 2025 Estimated American Indian or Native Alaskan      | 1.0%                   | 0.9%                   | 0.8%                   |
| 2025 Estimated Other Races                            | 13.6%                  | 12.5%                  | 11.8%                  |
| 2025 Estimated Hispanic                               | 13.5%                  | 11.8%                  | 11.1%                  |
| <b>Income</b>   |                        |                        |                        |
| 2025 Estimated Average Household Income               | \$78,243               | \$90,927               | \$92,707               |
| 2025 Estimated Median Household Income                | \$65,759               | \$73,265               | \$71,570               |
| 2025 Estimated Per Capita Income                      | \$32,972               | \$37,257               | \$40,530               |
| <b>Education (Age 25+)</b>                            |                        |                        |                        |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 3.0%                   | 2.7%                   | 2.2%                   |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 6.6%                   | 5.0%                   | 4.0%                   |
| 2025 Estimated High School Graduate                   | 24.4%                  | 21.5%                  | 18.6%                  |
| 2025 Estimated Some College                           | 30.7%                  | 26.6%                  | 24.7%                  |
| 2025 Estimated Associates Degree Only                 | 10.3%                  | 10.4%                  | 9.0%                   |
| 2025 Estimated Bachelors Degree Only                  | 16.2%                  | 20.4%                  | 23.3%                  |
| 2025 Estimated Graduate Degree                        | 8.8%                   | 13.5%                  | 18.2%                  |
| <b>Business</b>                                       |                        |                        |                        |
| 2025 Estimated Total Businesses                       | 464                    | 3,307                  | 9,097                  |
| 2025 Estimated Total Employees                        | 3,771                  | 33,908                 | 81,381                 |
| 2025 Estimated Employee Population per Business       | 8.1                    | 10.3                   | 8.9                    |
| 2025 Estimated Residential Population per Business    | 39.6                   | 23.0                   | 18.4                   |

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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